

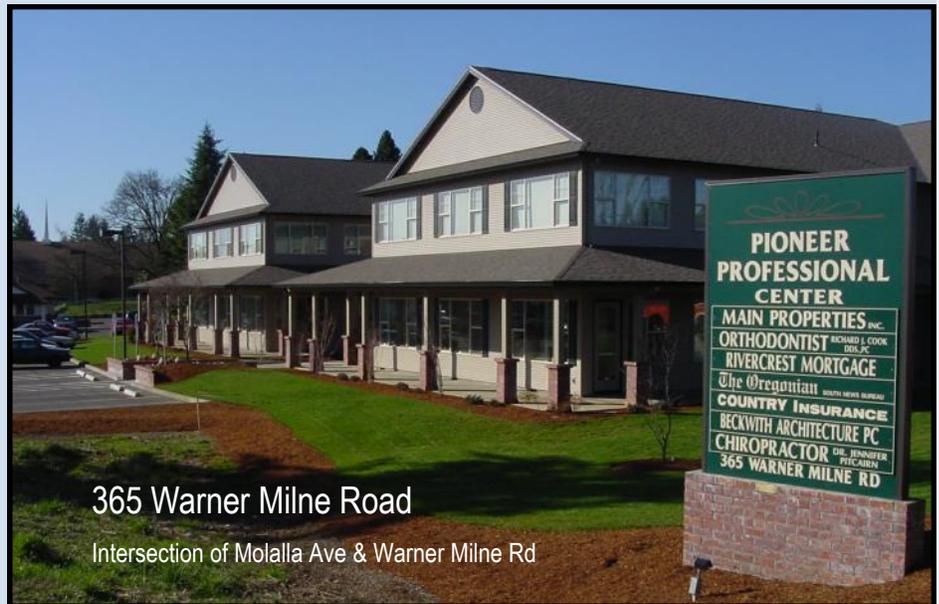
OREGON CITY'S FINEST MEDICAL/OFFICE BLDGS  
CORNER OF MOLALLA AVE & WARNER-MILNE

**FIRSTCOMMERCIAL**  
REAL ESTATE ADVISORS, LLC

# 2 Medical Office Bld's for Sale Corner Location, Oregon City OR

*Pioneer Professional Center and AFC Urgent Care Bld's are an excellent secure long term investment..*

- Prime location in the heart of Oregon City's Hilltop area.
- Busy Intersection –4 way light
- Strong mix of long term tenants
- Medical / Dental / Professionals
- Historically high occupancy rate
- Pride of ownership property
- Strong Demographics
- Strong Suburban Marketplace



## The numbers:

**Bld 1) Pioneer Professional Bld 18,700 SF    Bld 2) AFC Urgent Care 3,386 SF**

*Combined Proforma NOI for 2026 - \$ 486,050 / 5.8 cap rate / **For Sale at \$8,380,000***

*Over 25% of the Pioneer building is leased by national dental tenant.*

*Over 56 of the buildings is long term medical and dental tenants.*

*Occupancy over the last 20 years is in excess of 92%*

*Well maintained building in excellent condition. AFC operator has multiple locations.*

*AFC and Pioneer Professional will be sold as one transaction not separate.*



**For Sale:  
\$8,380,000**

**FIRSTCOMMERCIAL**  
REAL ESTATE ADVISORS, LLC

Contact : **Michael Foley**  
Cell 503.730.7924  
mikefoleyfc@gmail.com



MAIN ENTRY BLD  
CLOCK & WALKWAY



MAIN LOBBY AND ELEVATOR



MAIN LOBBY



UPSTAIRS AREA  
FRONT LOBBY/ LOBBY



TO PARKING AREA

The information contained herein has been obtained from sources we deem reliable. However we do not guarantee it accuracy.



**THE DETAILS: PIONEER PROFESSIONAL CENTER**

- BUILT IN 1999 BY COYOTE INVESTMENTS. AWARD WINNING BUILDERS FROM THE STREET OF DREAMS. QUALITY BUILDING-WELL MAINTAINED
- 2 STORY OFFICE BUILDING / ELEVATOR SERVED
- WOOD FRAMED STRUCTURE - HEAT PUMP CENTRAL AIR SYSTEM
- APPROXIMATELY 18,700 SQUARE FEET BUILDING
- 1.31 ACRES—OREGON CITY ZONING MUC 1
- 64 PARKING SPACES ON SITE / 3.5 PER 1000 / ADDITIONAL OFF SITE PARKING
- PREMIER LOCATION -ACROSS FROM WALGREENS & SAFEWAY

**THE DETAILS: AFC URGENT CARE CENTER**

- **PRIME CORNER LOCATION-ACROSS FROM WALGREENS / SAFEWAY**
- **3386 SF BUILDING / TENANT HAS MULTIPLE LOCATIONS /STRONG GUARANTEE**
- **NEWER CONSTRUCTION – LONG TERM LEASE IN PLACE-ANNUAL RENTAL BUMPS**
- **ON TRAFFIC LIGHT-EZ ACESS –BUSY INTERSECTION-GREAT SIGNAGE**
- **BUILD TO SUIT FOR TENANT NNN LEASE**



**CONTACT: MICHAEL FOLEY**

Office; 503-987-1922

Mobile: 503 730 7924

Email: [mikefoleyfc@gmail.com](mailto:mikefoleyfc@gmail.com)



**OREGON CITY DEMOGRAPHICS**

POPULATION 2024	38,327
MEDIUM HH INCOME	\$94,945
MEAN AVE PRICE PER HOME	\$594,003
MEDIAN AGE (YEARS)	36.9

**WHY THIS INVESTMENT:**

- LONG TERM STABLE TENANTS AND HISTORY
- A + LOCATION / EASY ACCESS / SIGNAGE
- 56% OF TENANTS ARE DENTAL / MEDICAL
- HIGH OCCUPANCY RATE FOR BLD & MARKET
- LEASE BUMPS AND EXPENSE PASS THROUGHES



**CONTACT: MICHAEL FOLEY**

Mobile: 503 730 7924

Email: [mikefoleyfc@gmail.com](mailto:mikefoleyfc@gmail.com)

